

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 15, 2012**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
Ellie Binns
Mark Winne, Alternate

Absent: Frank Ravenola, Secretary
John Murphy
Charles Sheehan
Gina Pastula, Alternate
Mark O'Hara, Alternate

Also Present: Attorney, Carl T. Landolina
Bill Hawkins, AICP, Town Planner
Jim Taylor, Zoning Enforcement Officer
Gerry Turbet, Town Engineer
Karen Doyon, Administrative Secretary

The proceedings from the meeting were voice recorded.

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:00 pm and asked the Administrative Secretary to take a silent roll call. Chairman Bauchiero read into the record the voting members for the October meeting then appointed Mr. Winne as the alternate voting member. Vice Chairman Kuras then read into the record the legal notice published in the Hartford Courant on October 4, 2012 and October 11, 2012. Chairman Bauchiero asked for a motion to amend the agenda to move the Informal Discussion after the Public Hearing [File# 2012-14]. Vice Chairman Kuras made the motion to amend the agenda, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

II. PUBLIC HEARINGS

File # 2012-14: Special Permit renewal for a day care facility located at 449 Mapleton Avenue; Map 52H, Block 42, Lot# 40. Applicant Conway's Kiddie Kollege. Applicants Kristen and Greg Conway were present. Mrs. Conway presented the application and asked that the Commission consider approving their special permit renewal for a day care facility, which has been in operation since 1998. Mrs. Conway reported that as far as she knows there have been no problems or complaints reported from neighbors. Mrs. Conway stated that she would like the Commission to consider extending the renewal date longer than the usual five [5] years. Mr. Taylor reported that his office has not received any complaints regarding the day care facility. With nothing further, the Chair had staff read their reports for the Commission. Chairman Bauchiero asked if anyone had any questions. Mr. Hawkins read into the record a letter submitted by Robert and Laurel Higley of 450 Mapleton Avenue, in support of the Conway's Kiddie Kollege.

Chairman Bauchiero opened the public hearing for those who wished to speak in favor of, or opposition to the application. With none, Mrs. Binns made the motion to close the public hearing for File# 2012-14 at 7:11pm, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

III. INFORMAL DISCUSSIONS - Attorney Landolina to discuss low pressure sewer systems with grinder pumps.

At the request of staff, Attorney Landolina was asked to attend the meeting to discuss low pressure sewer systems because there have been several recently approved which appears to be a shift in policy by the WPCA. Mr. Landolina started by making it clear that the ZPC has no jurisdiction when it comes to the type of sewage disposal system a proposed development will use. He stated that jurisdiction lies with the WPCA for sewers, and North Central Health District for septic systems. A discussion took place regarding ways the ZPC can inform potential homeowners in a development that will have grinder pumps, such as notes on the subdivision plans or in the deed for each lot. There was also a discussion regarding the inability of the ZPC to bond these systems if they are to be private and what that could mean for the Town. Mr. Landolina stated that it may be worth meeting with WPCA to get a clear understanding of their approval process for these systems. With that, Chairman Bauchiero asked staff to contact WPCA to see if they would be willing to discuss this topic with members of the ZPC at one of their future meetings.

Developer Mark O'Neill was present and offered his opinion on low pressure sewer systems with grinder pumps and what his discussions have been with the WPCA about his proposed subdivision on South Main Street.

IV. NEW BUSINESS

File # 2012-15: Site Plan Modification request from Suffield Academy for a new perimeter driveway to connect to Stiles Lane, located off North Main Street; Map 33H, Block 30, Lot # (s) 100, 101, & 102. Mr. Hawkins stated that the Commission would not normally have a public hearing for a site plan modification; however, some abutters have expressed concern so he is asking that the Commission hold a hearing to give those folks a chance to voice their opinions. Mrs. Binns made the motion to accept File# 2012-15, site plan modification request from Suffield Academy for a new perimeter driveway, and set the public hearing for November 19, 2012, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

File # 2012-16: Request from K. Brother, LLC for a Text Amendment in Section IV.L.1.h., Prohibited Uses. Applicant Arsalan Altaf. Mr. Hawkins gave a brief explanation of the proposed. Mrs. Binns made the motion to accept File# 2012-16, request from K. Brothers, LLC for a Text Amendment, and set the public hearing for November 19, 2012, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

File # 2012-17: Special Permit for a Flexible Residential Development [FRD] per Section VI of the zoning regulations, located at 432 South Main Street [Hamlet on South Main]; Map 35, Block 48, Lot # 95-1. Applicant Mark O'Neil. File # 2012-18: Request for 10-Lot Subdivision from Mark O'Neil [Hamlet on South Main], located at 432 South Main Street; Map 35, Block 48, Lot # 95-1. These files were voted on concurrently. Mrs. Binns made the motion to accept File# 2012-17, special permit for FRD, and File# 2012-18 for 10-Lot subdivision, and set the public hearing for November 19, 2012, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

V. OLD BUSINESS

File # 2012-14: Special Permit renewal for a day care facility located at 449 Mapleton Avenue; Map 52H, Block 42, Lot# 40. Applicant Conway's Kiddie Kollege. Mr. Hawkins made a recommendation for the renewal date, discussion followed. Mr. Turbet suggested that his concern of repainting directional arrows be addressed during the approval process. Mrs. Binns made the motion to approve File# 2012-14, special permit renewal for a day care facility located at 449 Mapleton Avenue with the following conditions:

1. Driveway directional arrows shall be repainted.
2. Term of renewal is fifteen years from the approval date, October 15, 2027.

Seconded by Mr. Winne. Motion carried unanimously 4-0-0.

VI. REPORTS

- **Chairman** – Chairman Bauchiero again asked that staff contact WPCA about attending a future meeting. He further stated that since Attorney Landolina was at the meeting to discuss the planning aspects of low pressure sewer systems that it would be worth it for him to attend any meeting that takes place with WPCA to discuss them. The board agreed and also asked that Town Engineer, Gerry Turbet attend as well.
- **Town Planner** – Mr. Hawkins stated that along with Attorney Landolina, staff met with Guy Piccolo (Owner of Executive Valet), and his attorney Mr. Steven Katz of Gersten, Clifford & Rome, LLP. The purpose of the meeting was to discuss Mr. Piccolo's idea of using his former valet parking facility as a self-park facility (1353 South Street). Mr. Piccolo stated that he has had difficulty selling the property due to a lack of utilities, and permitted uses in the zone. He further stated that he would only use the property as a self-park facility for 2-3 years, until utilities are extended closer to the site and that the Economic Development Commission was in favor of the temporary use. There was a discussion related to temporary uses and how that was not possible, permitted uses in the zone, and recommendations for Mr. Piccolo's next steps if he wishes to pursue this idea.

VII. MINUTES

Vice Chairman Kuras made the motion to approve the September 17, 2012 regular meeting minutes without changes, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

VIII. ADJOURNMENT

A motion was made and seconded to adjourn the October 15, 2012 regular meeting at 7:58 pm.

Respectfully Submitted,

Francis Ravenola, Secretary

cc: Assessor, Building Official, Conservation Commission, Economic Development Director, Selectmen, Town Clerk, Town Engineer, Zoning Enforcement Officer, Commission Counsel, File